

METES AND BOUNDS DESCRIPTION OF A 3.38 ACRE TRACT

J. H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO. 26, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 1 AND 2, BLOCK 1, THE TRADITIONS SUBDIVISION, PHASE 27, ACCORDING TO THE PLAT RECORDED IN VOLUME 12534, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 ON THE EASTERLY LINE OF COMMON AREA NO. 2 (PLAT 12534/210) SAID COMMON AREA NO. 2 ALSO KNOWN AS "LAKE ATLAS DRIVE", SAME BEING THE NORTHWEST CORNER OF COMMON AREA NO. 4 (PLAT 12534/210);

THENCE: ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 AND SAID COMMON AREA NO. 2 FOR THE FOLLOWING CALLS:

N 34° 04' 21" W FOR A DISTANCE OF 47.32 FEET;

N 26° 11' 49" W FOR A DISTANCE OF 32.67 FEET;

N 19° 12' 27" W FOR A DISTANCE OF 32.67 FEET;

N 57° 58' 31" W FOR A DISTANCE OF 27.04 FEET;

N 12° 12' 56" W FOR A DISTANCE OF 67.73 FEET;

N 06° 30' 51" W FOR A DISTANCE OF 61.76 FEET;

N 00° 00' 03" W FOR A DISTANCE OF 83.22 FEET;

N 13° 38' 42" E FOR A DISTANCE OF 77.56 FEET;

N 70° 00' 03" E FOR A DISTANCE OF 23.78 FEET;

N 21° 23' 27" E FOR A DISTANCE OF 59.58 FEET;

N 25° 00' 03" E FOR A DISTANCE OF 152.60 FEET TO THE NORTH CORNER OF SAID LOT 2 AND THE MOST WESTERLY NORTH CORNER OF COMMON AREA NO. 3 (PLAT 12534/210);

THENCE: ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 AND SAID COMMON AREA NO. 3 FOR THE FOLLOWING CALLS:

S 64° 59' 57" E FOR A DISTANCE OF 174.48 FEET;

S 25° 00' 03" W FOR A DISTANCE OF 73.09 FEET;

S 64° 59' 57" E FOR A DISTANCE OF 157.00 FEET;

S 25° 00' 03" W FOR A DISTANCE OF 209.42 FEET;

S 02° 11' 18" E FOR A DISTANCE OF 106.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 ON THE NORTH LINE OF SAID COMMON AREA NO. 4 MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 520.00 FEET;

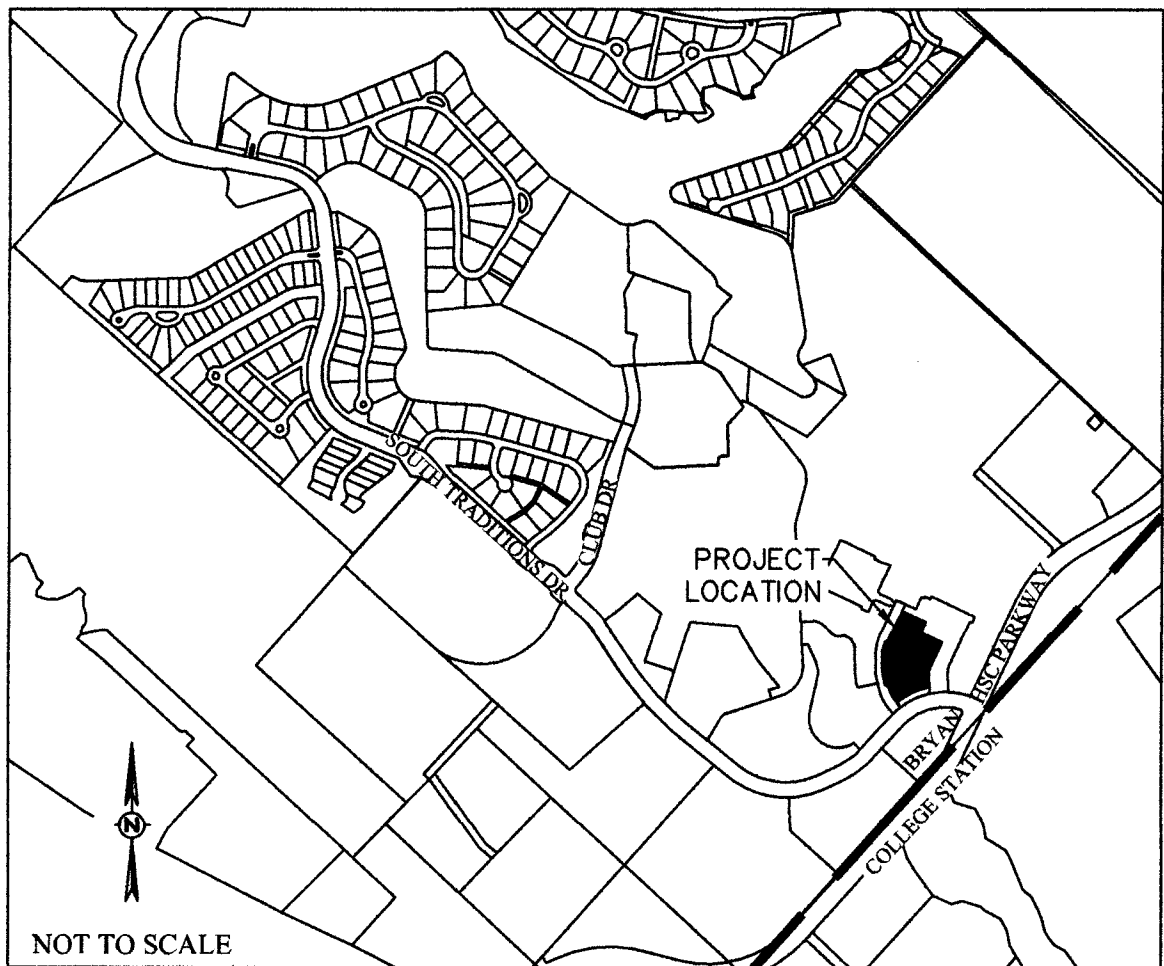
THENCE: ALONG THE COMMON LINE OF SAID LOT 1 AND SAID COMMON AREA NO. 4 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 15' 05" FOR AN ARC DISTANCE OF 238.25 FEET (CHORD BEARS: S 65° 16' 55" W - 236.17 FEET) TO THE POINT OF BEGINNING CONTAINING 3.38 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	73.00'	S25° 00' 03" W
L2	47.32'	N36° 04' 21" W
L3	32.67'	N26° 11' 49" W
L4	32.67'	N19° 12' 27" W
L5	27.04'	N57° 58' 31" W
L6	67.73'	N12° 12' 56" W
L7	61.76'	N6° 30' 51" W
L8	83.22'	N0° 00' 03" W
L9	77.56'	N13° 38' 42" E
L10	23.78'	N70° 00' 03" E
L11	59.58'	N21° 23' 27" E
L12	67.94'	N72° 25' 43" W
L13	8.24'	S6° 53' 31" E
L14	36.00'	S25° 00' 09" W
L15	75.50'	N72° 23' 20" W
L16	10.56'	N64° 59' 57" W
L17	36.00'	S24° 59' 28" W
L18	65.05'	S17° 22' 36" W
L19	18.00'	N72° 25' 43" W
L20	15.00'	N17° 34' 17" E
L21	9.00'	S72° 25' 43" E
L22	13.14'	N17° 34' 17" E
L23	37.22'	N25° 00' 03" E
L24	19.86'	N64° 59' 57" W
L25	65.54'	S64° 59' 57" E

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	238.25'	520.00'	028° 15' 05"	121.25'	236.17'

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0288E, EFFECTIVE DATE: MAY 16, 2012.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING OF THE PROPERTY IS PLANNED DEVELOPMENT - MIXED USE.
 - THE PURPOSE OF THIS PLAT IS TO AMEND THE LOT LINE BETWEEN LOTS 1 AND 2.

VICINITY MAP



ORIGINAL PLAT VOL. 12534 PG. 210

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., President of Atlas Hotel, L.P., a Texas Limited Partnership, owner of Lot 1R shown on this plat, being the tract of land as conveyed in the Official Records of Brazos County in Volume 12433, Page 3, and designated herein as The Traditions Subdivision, Phase 27, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Atlas Hotel, L.P. a Texas Limited Partnership by
Atlas Hotel GP, LLC, a Texas Limited Liability Company, its General
Partner By
W. Spencer Clements, Jr., President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

Printed Name: _____

My Commission Expires: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, W. Spencer Clements, Jr., Vice President of Bryan/Traditions, L.P., a Texas Limited Partnership, owner of Lot 2R shown on this plat, being the tract of land as conveyed in the Official Records of Brazos County in Volume 12433, Page 3, and designated herein as The Traditions Subdivision, Phase 27, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Bryan/Traditions, L.P., a Texas Limited Partnership by
Traditions Acquisition Partnership GP, LLC, a Texas Limited Liability Company, its General
Partner, By
W. Spencer Clements, Jr., Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. Spencer Clements, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

Printed Name: _____

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____ in the Official Records of Brazos County in Volume ____ Page ____.

County Clerk,
Brazos County, Texas

LEGEND

—	PROPERTY BOUNDARY
- - -	LOT LINE
- - - - -	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- - - - -	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- - - - -	EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- - - - -	EXISTING PRIVATE DRAINAGE EASEMENT
- - - - -	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
●	PROPERTY CORNER

CERTIFICATE OF CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Planner
Bryan, Texas

OWNER LOT 1R:
ATLAS HOTEL LP
2100 Traditions BLVD.
Bryan, Texas 77807

OWNER LOT 2R:
BRYAN TRADITIONS LP
2100 Traditions BLVD.
Bryan, Texas 77807

SCALE 1" = 60'

JUNE, 2016

SURVEYOR:

Brad Kerr, R.P.L.S. No. 4502

Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

Schultz Engineering, LLC
TBPE NO. 12327
811 SOUTHWEST PKWY. E.
College Station, Texas 77840

(979) 764-3900